

Board of Zoning Appeals

7:30 p.m. Wednesday, January 20, 2010

Tipp City Government Center

260 South Garber Drive

Tipp City, Ohio 45371

Agenda

1.	Call to Order - Roll Call
2.	Oath of Office for New Board Members a.) Andrew Venters
3.	Election of Chairman Election of Vice Chairman
4.	Approval of Minutes – September 16, 2009
5.	Citizens Comments on Items Not on the Agenda
6.	Administration of Oath
7.	Chairman's Introduction
8.	<p>New Business</p> <p>A. Case No. 07-09: Terry Riddle – COO, Amerilodge Hospitality Group - 1100 W. Main Street, Tipp City - Inlot: 3606 There are two (2) requests before the Board: a variance request and an appeal of an administrative decision as noted below:</p> <p><u>Variance</u></p> <p>The applicant requests a variance of 10 feet to the maximum allowable height of 40 feet, for ground signs abutting Interstate 75 in business or commercial districts, which is noted in Code §154.101(A)(2). If approved, as requested by the applicant, the ground sign would have a height of 50 feet.</p> <p><u>Administrative Appeal</u></p> <p>The applicant appeals an administrative decision of the zoning administrator regarding an interpretation of Code §154.107(D) regarding the issuance of a variance for the area of a ground sign.</p> <p>Zoning District: HS – Highway Service Zoning District</p> <p>Zoning Code Section(s): 154.101(A)(2) & 154.107(D)</p> <p>B. Case No. 01-10: Felix Cooper, Gardens Alive - 475 E. Evanston Road, Tipp City - Inlot: 2632 – The applicant requests an appeal of a decision of the Planning Board regarding the denial of requested modifications to a previously approved site plan.</p> <p>Zoning District: I-1 – Light Industrial Zoning District</p> <p>Zoning Code Section(s): 154.002, 154.053(G), 154.071, 154.074(l)(3)(b), 154.078, 154.202(A), and 154.203(B)</p> <p>C. Case No. 02-10: Hayden Warner, 23 S. Fourth Street, Tipp City - Lot: Pt. IL 119 – The applicant requests a variance of 6' 8" to §154.059(D)(14)(e)(1) which allows a maximum height of 3' 6" for fences in front yards of residentially zoned districts.</p> <p>Present Zoning District: R-2 – Urban Residential Zoning District</p> <p>Zoning Code Section(s): §154.059(D)(14)(e)(1)</p>

9.	Old Business
10.	Miscellaneous Business
11.	Adjournment

***** The next regularly scheduled meeting will be held on Wednesday, February 17, 2010. All applications must be submitted by Monday, February 1, 2010.***